

THE COMMONWEALTH OF MASSACHUSETTS

In the Year One Thousand Nine Hundred and Seventy-three

AN ACT

AUTHORIZING THE CITY OF QUINCY TO ESTABLISH A DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT WHICH SHALL INCLUDE CERTAIN OTHER DEPARTMENTS OF SAID CITY.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. There shall be established in the city of Quincy a department of planning and community development, hereinafter called the "department". The department shall include the planning department and planning board, the membership and personnel of each of which, their powers, duties and functions, shall continue in accordance with all applicable law now governing said planning department and board. The department shall further include the Quincy Industrial Development Commission, its powers, duties and functions, which shall continue in accordance with all applicable law now governing said commission. The department shall also perform such further powers, duties and functions as are hereinafter set forth except that the department's powers in areas zoned residential shall be limited to the following community development activities:-

- (a) to recommend the acquisition and disposition of blighted open areas;
- (b) to assist in the prevention of substandard or blighted areas by means of rehabilitation, conservation and the enforcement of building and other codes;
- (c) to achieve the preservation, restoration or relocation of historic buildings or areas; and
- (d) to assist in the provision of necessary or appropriate additional public services which are directed toward improving the community's public services and facilities.

SECTION 2. The mayor shall appoint an officer, to be known as the director of planning and community development, who shall be the executive and administrative head of the department, and who may be removed by the mayor with the approval of the city council. The position of director created under this section shall not be subject to the provisions of chapter thirty-one of the General Laws or the provisions of section nine A of chapter thirty of the General Laws. For the purpose

of chapter two hundred and sixty-eight A of the General Laws, the department shall be considered a municipal agency and, without limiting the power of the city council to classify additional special municipal employees pursuant to said chapter, each member of the department, and any person who performs professional services for the department on a part-time, intermittent or consultant basis, such as those of architect, attorney, engineer, planner, or construction, financial, real estate or traffic expert, shall be considered a special municipal employee.

SECTION 3. The mayor shall appoint such other officers and employees as may be necessary to carry out the work of the department. Persons appointed hereunder shall be subject to chapter thirty-one of the General Laws.

SECTION 4. ~~The department shall have the existing powers, duties and functions of the planning department, the planning board and the industrial development commission and shall also have the powers, duties and functions of an urban renewal agency~~ under chapter one hundred and twenty-one B of the General Laws, except for such powers, duties and functions which, under provisions of this act, shall be reserved to and performed by the city. The powers, duties and functions of this department, while not expressly limited to, shall include the following, subject to the limitations provided in this act:-

(a) to act as an agent of the city or to cooperate under the authority and direction of the city with the federal government in any clearance, housing, relocation, urban renewal, rehabilitation, community development or other projects which it is authorized to undertake by and within the city, and to assist in clearing and improving any property so acquired by the city;

(b) ~~to acquire and hold the city's interest in~~ eminent domain under chapter seventy-nine or chapter eighty A of the General Laws, or the purchase or lease, or the acquisition by gift, bequest or grant and the holding ~~of any property,~~ ~~real or~~ personal, or any interest therein, found by it to be necessary or reasonably required to carry out its purposes, and to recommend the sale, exchange, transfer, lease or assignment of the same;

(c) to provide to the city auditor the data necessary to compute and the actual computations of relocation payments due persons and businesses displaced as a result of carrying out such project;

(d) to make, and from time to time amend or repeal rules and regulations not inconsistent with existing rules, regulations and ordinances already in effect in the city in order to govern the proceedings and effectuate the purposes of the department; and

(e) to administer, under the authority and direction of the city, the disposition of any funds received under section five of this act.

SECTION 5. The powers, duties and functions which shall be reserved to the city are as follows:-

(a) to sue and be sued, to use the city seal, to have corporate succession;

(b) to engage in or contract for the construction, reconstruction, alteration, remodeling or repair of any clearance, housing, relocation, urban renewal, rehabilitation, community development or other project which it is authorized to undertake or parts thereof, and to receive loans, grants and annual or other contributions from the federal government or from any other source, public or private including federal revenue sharing funds;

(c) to take by eminent domain under chapter seventy-nine or chapter eighty A, or to purchase or lease, or to acquire by gift, bequest or grant, and hold, any property, real or personal, or any interest therein, found by it to be necessary or reasonably required to carry out the purposes of said department, and to sell, exchange, transfer or assign the same provided, that in case of a taking by eminent domain under said chapter seventy-nine, the provisions of section forty of said chapter shall be applicable, except that the security therein required shall be deposited with the mayor of the city. Except as herein otherwise provided, the provisions of chapters seventy-nine and eighty A relative to counties, cities, towns and districts, so far as pertinent, shall apply to the department, and the members of the department shall act on its behalf under said chapters;

(d) to make relocation payments to persons and businesses displaced as a result of carrying out any project;

(e) in addition to the borrowing authority conferred upon the city by the General Laws, to borrow for the purposes of paying all or any part of the costs incurred pursuant to this act, exclusive of current maintenance and operating expenses, from time to time such sums as may be necessary, upon the security of its bonds, notes or other evidences of indebtedness and to secure the same by mortgages upon property held or to be held by it or by pledge of its revenue under this act, including without limitation grants or contributions by the federal government, or in any other lawful manner, and in connection with the incurrence of any indebtedness to covenant that it shall not thereafter mortgage or pledge the whole or any specified part of its property or pledge the whole or any specified part of its revenues;

(f) to invest in securities legal for the investment of the funds of savings banks and funds held by it and not required for immediate disbursement;

(g) to enter into agreements with the federal government, upon recommendation of the director, relative to the acceptance or borrowing of funds for any project it determines to undertake and containing such covenants, terms and conditions as it may deem desirable; provided, however, that nothing shall be construed to require approval by the mayor or the department of community affairs of requisition agreements and similar contracts between an agency and the federal government which are entered into pursuant to a prior agreement approved by them;

(h) to enter into, execute and carry out all contracts and other instruments necessary or convenient to the exercise of the powers granted in this act.

SECTION 6. The city shall be deemed an operating agency for the purposes of sections twelve to sixteen, inclusive, and section twenty of chapter one hundred and twenty-one B of the General Laws.

SECTION 7. So long as the emergency finance board, established under section one of chapter forty-nine of the acts of nineteen hundred and thirty-three, is in existence, the city shall not, without the approval of said board, incur indebtedness for any of the purposes of this act which would cause the total amount of its indebtedness for such purposes then outstanding to exceed two and one-half per cent of its equalized valuation. If said emergency finance board shall cease to exist, a commission consisting of the attorney general, the state treasurer and the director of the bureau of accounts in the department of corporations and taxation shall exercise the powers given to said emergency finance board by this section. Said board or commission, as the case may be, shall hold a public hearing upon any matter submitted to it under this section if requested in writing to do so by twenty-five taxable inhabitants of the city within three days after the submission of such matter.

SECTION 8. The bonds, notes and certificates of indebtedness issued under clause (e) of section five of this act, in the absence of an express recital to the contrary on the face thereof, shall constitute negotiable instruments for all purposes. They may be payable from a specific part or parts of the income of the city or constitute a general obligation thereof, may be sold at not less than par, at public or private sale, may mature at such time or times, may be secured in such manner, may provide for such rights and remedies upon their default and may contain such other covenants, terms and conditions not inconsistent with law, all as may be authorized by order of the city council, and shall be signed by the mayor and by the treasurer and collector.

The bonds, notes and certificates of indebtedness of the city issued under clause (e) of section five of this act and the interest thereon, shall be exempt

from taxation, with respect to principal and income. Bonds of the city issued under the said clause (e) shall be legal investments for the deposits and the income derived therefrom of savings banks, for the trust funds of trust companies, and for funds over which the commonwealth has exclusive control.

SECTION 9. The city may obligate itself, in any contract with the federal government for a loan or the payment of annual contributions authorized by section five of this act, to convey to the federal government the project to which such contract relates, upon the occurrence of a substantial default with respect to the covenants, terms and conditions of such contract to which the city is subject. Such subject may further provide that, in case of such conveyance, the federal government may complete, operate, manage, lease, convey or otherwise deal with the project in accordance with the terms of such contract; provided that the contract shall require that, as soon as practicable, after the federal government is satisfied that all of the defaults on account of which it acquired the project have been remedied, and that the project will thereafter be operated in compliance with the terms of the contract, the federal government shall reconvey to the city the project in the condition in which it then exists. The obligation of the city under such contract shall be subject to specific enforcement by any court having jurisdiction, and, notwithstanding any other provision of the law, shall not be deemed to constitute a mortgage.

SECTION 10. For the purpose of complying with the conditions of federal legislation the city may, upon such terms, and with or without consideration, do or agree to do any or all of the following things:-

(a) sell, convey, or lease any of its interests in any property, or grant easements, licenses or any other rights or privileges therein to the federal government;

(b) cause parks, playgrounds, or schools, or water, sewer or drainage facilities, or any other public improvements which it is otherwise authorized to undertake, to be laid out, constructed or furnished adjacent to or in connection with a housing, clearance, relocation, urban renewal, rehabilitation or community development project;

(c) lay out and construct, alter, relocate, change the grade of, make specific repairs upon or discontinue, public ways and construct sidewalks, adjacent to or through a housing, clearance, relocation, urban renewal, rehabilitation or community development project;

(d) establish exceptions to existing ordinances regulating the design, construction and use of buildings; annul or modify any action taken or map adopted

under sections eighty-one A to eighty-one J, inclusive, of chapter forty-one of the General Laws;

(e) cause public improvements to be made and services and facilities to be furnished with respect to a housing, clearance, relocation, urban renewal, rehabilitation or community development project for which betterments or special assessments may be levied or charges made, and assume or agree to assume such betterments, assessments or charges;

(f) cause private ways, sidewalks, footpaths, ways for vehicular travel, playgrounds, or water, sewer or drainage facilities and similar improvements to be constructed or furnished within the site of a project for the particular use of the project or of those dwelling therein; and

(g) do any and all other things necessary or convenient to aid and cooperate in the planning, construction or operation of a housing, clearance, relocation, urban renewal, rehabilitation or community development project within its limits.

The entering of a contract under this section between the city and the federal government shall not be subject to any provision of law relating to publication or to advertising for bids.

SECTION 11. It is hereby declared that substandard, decadent, or blighted open areas exist in the city of Quincy; that each constitutes a serious and growing menace, injurious and inimical to the safety, health, morals and welfare of the residents of said city; that each contributes substantially to the spread of disease and crime, necessitating excessive and disproportionate expenditure of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution and punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities; that each constitutes an economic and social liability, substantially impairs or arrests the sound growth of said city, and retards the provisions of housing accommodation; that each decreases the value of private investments and threatens the source of public revenue and the financial stability of the community; that because of the economic and social interdependence of different communities and different areas within single communities, the redevelopment of land in substandard, decadent, and blighted open areas in accordance with a comprehensive plan to promote the sound growth of the community is necessary in order to achieve permanent and comprehensive prevention and elimination of slums and substandard conditions and to prevent the occurrence and recurrence of such slums or conditions or their development in other communities;

that the redevelopment of blighted open areas promotes the clearance of decadent, or substandard areas and prevents their creation and occurrence, that the menace of such decadent, substandard or blighted open areas is beyond remedy and control solely by regulatory process in the exercise of police power and cannot be dealt with effectively by the ordinary operations of private enterprise without aids herein provided; that the acquisition of property for the purpose of eliminating decadent, substandard, or blighted open conditions, as defined in section one of chapter one hundred and twenty-one B of the General Laws, thereon and preventing recurrence of such conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment incidental to the foregoing, and the exercise of such powers by the city in connection therewith are public uses and purposes for which public money may be expended and the power of eminent domain exercised; and that the acquisition, planning, clearance, conservation, rehabilitation or rebuilding of such decadent, substandard and blighted open areas for residential, governmental, recreational, hospital, business, commercial, industrial or other purposes, including provision for streets, parks, recreational areas and other open spaces, are public uses and benefits for which private property may be acquired by eminent domain or regulated by wholesome and reasonable orders, laws and directions and for which public funds may be expended for the good and welfare of this commonwealth. It is further declared that while certain of such decadent, substandard and blighted open areas, or portions thereof, may require acquisition and clearance because the state of deterioration may make impracticable the reclamation of such areas or portions by conservation and rehabilitation, other of such areas, or portions thereof, are in such condition that they may be conserved and rehabilitated in such a manner that the conditions and evils enumerated above may be alleviated or eliminated; and that all powers relating to conservation and rehabilitation conferred by this act are for public uses and purposes for which public money may be expended and said powers exercised. The necessity in the public interest for the provisions of this act is hereby declared as a matter of legislative determination.

SECTION 12. The department shall have all the powers necessary or convenient to carry out and effectuate the purposes of the relevant provisions of the General Laws, and the department shall have the following powers in addition to those specifically granted in section four or elsewhere in this act:-

- (a) to recommend to the mayor and city council what areas within the city of Quincy constitute decadent, substandard or blighted open areas;
- (b) to prepare plans for the clearance, conservation and rehabilitation of

decadent, substandard or blighted open areas; including plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements, plans for the enforcement of laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements, plans for the compulsory repair and rehabilitation of buildings and improvements, and plans for the demolition and removal of buildings and improvements;

(c) to prepare or cause to be prepared urban renewal plans, master or general plans, workable programs for development of the community, general neighborhood plans, community renewal programs and any plans or studies required or assisted under federal law;

(d) to engage in urban renewal projects, and to enforce restrictions in co-operation with other city departments and controls contained in any approved urban renewal or community development plan or any covenant or agreement contained in any contract, deed or lease by the department notwithstanding that the department may no longer have any title to or interest in the property to which such restrictions and controls apply or to any neighboring property;

(e) to conduct investigations, make studies, surveys and plans and disseminate information relative to community development, including desirable patterns for land use and community growth, urban renewal, relocation, and any other matter deemed by it to be material in connection with any of its powers and duties, and to make such studies, plans and information available to the federal government, to agencies or subdivisions of the commonwealth and to interested persons; and

(f) to develop, test and report methods and techniques and carry out demonstrations for the prevention and elimination of slums and urban blight.

In order to carry out the powers enumerated herein, the city may, on behalf of the department, receive gifts, loans, grants, contributions or other financial assistance from the federal government, the commonwealth or any other source.

SECTION 13. Whenever the department determines that an urban renewal project should be undertaken in the city, it shall apply to the city council for approval of the urban renewal or community development plan for such project. Such applications shall be accompanied by an urban renewal plan for the project, a statement of the proposed method for financing the project and such other information as the department deems advisable. No urban renewal project shall be undertaken until a public hearing relating to the urban renewal or community development plan for such project has been held after due notice before the city council and the urban renewal or community development plan therefor has been approved by the city council as provided in this section. Every urban renewal plan approved by the

city council shall be submitted to the department of community affairs together with such other material as the department of community affairs may require. The department of community affairs shall not approve any urban renewal plan unless the department has found, and the department of community affairs concurs in such findings, that the urban renewal plan conforms to a comprehensive plan for the city as a whole. The department of community affairs shall likewise not approve any urban renewal plan unless it shall have found (a) the project area would not by private enterprise alone and without either government subsidy or the exercise of governmental powers be made available for urban renewal; (b) the proposed land uses and building requirements in the project area will afford maximum opportunity to privately financed urban renewal consistent with the sound needs of the locality as a whole; (c) the financial plan is sound; (d) the project area is a decadent, substandard, or blighted open area; (e) that the urban renewal plan is sufficiently complete, as required by section one; and (f) the relocation plan has been approved under chapter seventy-nine A of the General Laws.

Within sixty days after submission of the urban renewal plan, the department of community affairs shall give written notice to the department of its decision with respect to the plan. If the department of community affairs shall disapprove any such plan, it shall state in writing in such notice its reasons for disapproval. A plan which has not been approved by the department of community affairs when submitted may be again submitted to it with such modifications, supporting data or arguments as are necessary to meet its objections. The department of community affairs may hold a public hearing upon any urban renewal plan submitted to it, and shall do so if requested in writing within ten days after submission of the plan by the mayor or city council of the city, or twenty-five or more taxable inhabitants of such city.

SECTION 14. If the city shall sell or lease any property acquired by it for an urban renewal or community development project, the terms of such sales or leases shall obligate the purchasers or lessees, (a) to devote the land to the use specified in the urban renewal plan for said land; (b) to begin the building of their improvements within a reasonable time; provided however, that, with respect to any improvements of a type which any federal agency, as defined in subsection (b) of Section 3 of the Federal Property and Administrative Services Act of 1949, as amended, is otherwise authorized to make, this clause shall apply to such federal agency only to the extent that it is authorized, and funds have been made available to make the improvements involved; (c) to give preference in the selection of tenants for dwelling units built in the project area to the

therefrom because of clearance and renewal activity who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment; and (d) to comply with such other conditions as are deemed necessary to carry out the purposes of this act, or requirements of federal legislation or regulations under loans, grants or contributions which have been made or agreed to be made to meet a part of the cost of the project. Nothing in this act shall be construed as limiting the power of the city in the event of a default by a purchaser or lessee of land in an urban renewal or community development project to retake title to and possession of the property sold or leased free from the obligations in the conveyance or lease thereof.

The department is hereby authorized to delegate to the city or other public body, or to any board or officer of the city or other public body any of the powers or functions of the department with respect to the planning or undertaking of an urban renewal project in the area in which the city, or other public body is authorized to act, and the city or other public body, or such board or officer thereof is hereby authorized to carry out or perform such powers or functions for the department. Any public body is hereby authorized to enter into agreements which may extend over the period of a loan to the city by the federal government, notwithstanding any provision or rule of law to the contrary, with any other public body or bodies respecting action to be taken pursuant to any of the powers granted by this act including the furnishing of funds or other assistance in connection with an urban renewal plan or urban renewal project. The department, to the greatest extent it determines to be feasible in carrying out the provisions of this act, shall afford maximum opportunity consistent with the sound needs of the city as a whole for the rehabilitation or redevelopment of decadent, substandard or blighted open areas by private enterprise.

SECTION 15. The department shall keep an accurate account of all its activities, receipts and expenditures in connection with the planning and execution of urban renewal or community development projects and shall annually in the month of January make a report of such activities, receipts and expenditures to the department of community affairs, the state auditor and the mayor, such reports to be in a form prescribed by the department of community affairs and approved by the state auditor; provided, that such forms shall not be inconsistent with any federal legislation and shall conform as closely as may be to such legislation. The department of community affairs, the state auditor and the bureau of accounts shall have the power to examine into the properties and records of the department

and to prescribe methods of accounting, not inconsistent with federal legislation, for such activities, receipts and expenditures.

SECTION 16. The city may apply to the department of community affairs for an urban renewal assistance grant to meet in part the cost of an approved urban renewal or community development project. Such application shall be in the form prescribed by the department of community affairs, and shall be accompanied by such additional information, drawings, plans, reports, estimates and exhibits as said department may require. Said department of community affairs shall make such rules and regulations as are necessary to effectuate the purposes of sections fifty-three to fifty-seven, inclusive, of chapter one hundred and twenty-one B of the General Laws, and such rules and regulations shall be considered applicable to this act.

SECTION 17. Upon receipt of an application under the provisions of section sixteen, the department of community affairs shall examine such application and any facts, estimates or other information relative thereto, and shall determine whether the proposed project complies with the provisions of the general laws and with rules and regulations prescribed in accordance therewith governing the approval and administration of urban renewal or community development assistance grants. Upon determination of satisfactory compliance, the department shall determine the estimated approved cost of such project, and compute the amount of the urban renewal assistance grant to which the city would be entitled under section eighteen.

Within a reasonable time after receipt of such application, the department of community affairs shall notify the city of its approval or rejection thereof, and, in the event of its rejection, of the reasons therefor. Notice of approval hereunder shall be accompanied by a statement of the estimated approved cost as determined by the department of community affairs and an estimate of the amount of urban renewal assistance grant to which the city may be entitled under the provisions of section eighteen.

The final approved cost shall be determined by the department of community affairs within a reasonable time after the completion of the urban renewal project by the department. If the determination of the final approved cost is delayed because the project is not completed, the payments preceding determination of the final approved cost may be based upon the estimated approved cost, and adjustments shall be made in the payment or payments which are made subsequent to the determination of the final approved cost.

SECTION 18. From time to time, the department of community affairs shall certify to the state comptroller and the state treasurer shall, within thirty days

after each such certification, pay to the city, from any amounts appropriated therefor, the amount due in accordance with the following clauses:-

(a) certification may be made only of projects with respect to which contracts for a federal capital grant under Title I of the Federal Housing Act of 1949, as amended, have been signed;

(b) the total urban renewal assistance grant for any approved federally aided project as defined in clause (a) shall not exceed one half of the local share of the contribution required from the city under the federal capital grant contract or more than one sixth of the net project cost when the city pays for administrative planning and legal expenses as a part of the gross project cost; and

(c) the total urban renewal assistance grant to be paid under the provisions of this section shall be payable in twenty equal annual installments, except that the department of community affairs may adjust the annual payment upon final determination of the net cost of each approved project.

SECTION 19. The commonwealth, acting by and through the department of community affairs, may contract with the city to provide financial assistance for residential, commercial, or industrial urban renewal or community development projects as authorized by the provisions of this act. Such state financial assistance may be provided only for projects which are to be redeveloped for residential, commercial, or industrial reuse, and which projects are ineligible for federal capital grants under federal legislation or for which a grant application has been denied. In determining whether a project is rendered ineligible for federal capital grant assistance, the provisions of federal legislation permitting a limited amount of redevelopment for nonresidential uses need not be considered unless federal funds have been made available under such provisions.

SECTION 20. The department of community affairs may make advances of funds to the department up to seventy-five per cent of the estimated cost of surveys and plans and administrative expenses in preparation of projects which may be assisted under this section, and contracts for such advances of funds shall be repaid out of any moneys which may become available to the city for the undertaking of the project or projects under this section and section nineteen of this act.

The contracts referred to in section nineteen shall provide for a state grant-in-aid equal to one half of the net cost of each project as determined by the department of community affairs. Any such contract shall provide that no state grant-in-aid shall be made until the city shall have appropriated the funds required for the entire project.

SECTION 21. The commonwealth, acting by and through the department of community affairs, may enter into a contract or contracts with the city for state financial assistance in the form of a guarantee by the commonwealth of notes and bonds of the city issued under clause (e) of section five of this act issued to finance the acquisition and rehabilitation of dwellings within the limits of an urban renewal or community development project area. The guarantee of the commonwealth of such notes and bonds by the city shall be executed on each note and bond by the commissioner of the department of community affairs. The amount of notes and bonds guaranteed by the commonwealth under this section shall not exceed twenty million dollars.

In addition to its other powers, the city may plan and undertake the rehabilitation of dwellings within the limits of an urban renewal or community development project area, and may acquire by purchase, deed or grant or take by eminent domain, by vote of the city council and approved by the mayor in accordance with the city charter, hold, improve, rent, lease for a period not in excess of five years, with options to lessees or tenants to purchase during such five year period, grant, sell, convey, as condominiums or otherwise or deliver possession, of such property in accordance with such terms and conditions as it may determine, and shall have the power to make mortgage loans for the purpose of financing the rehabilitation of dwellings within an urban renewal or community development project area, subject to such regulations as the department of community affairs may make as to interest rates, maturity dates and other terms and conditions.

A rehabilitation project shall be any work or undertaking involving the rehabilitation of a dwelling or dwellings in an urban renewal or community development project area so as to provide decent, safe and sanitary housing; such work or undertaking may include buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances, site preparation or improvement.

Whenever the department of community affairs determines a public emergency or distress no longer exists in the city, a rehabilitation project, or a part of any such project with the land appurtenant thereto, rehabilitated or reconstructed under this section, may, at the direction of the department of community affairs, be sold for the fair market value thereof, as determined by the department of community affairs, but not for less than the total of the outstanding obligations of the city with respect to such project if the whole is sold, or not for less than that percentage of the total cost which the cost of the part sold bears to the total cost of the entire project if a part is sold. So long as any notes and bonds is-

of such project and guaranteed by the commonwealth are outstanding, the proceeds of any sale of such project shall be paid by the city into the Housing Authority Bonds Sinking Fund and shall be expended from time to time by the state treasurer to pay interest and principal of any notes and bonds issued by the city under said clause (e) to finance such project.

Owners of dwellings rehabilitated under this section shall, during the period of five years following the completion of such rehabilitation and in any event during the period any mortgage loan made under this section to finance such rehabilitation is outstanding, and subject to such regulations as the department may establish, give preference in the selection of tenants for such dwellings, first to the individuals or families in occupancy thereof last prior to such rehabilitation and second to other residents of the city or town in which such dwellings are located; and who are able to pay rents charged other individuals or families for similar or comparable dwellings in the urban renewal project area.

SECTION 22. All employees of the city of Quincy who immediately prior to the effective date of this act hold positions classified under chapter thirty-one of the General Laws or have tenure in their position by reason of the provisions of chapter thirty of the General Laws or the provisions of any other law, general or special, and who are transferred by this act into the department shall be transferred to a similar office or position, and by such transfer, their civil service, seniority, retirement or other rights shall not be impaired and their term of office shall not be deemed to be interrupted within the meaning of said chapter thirty or chapter thirty-one, notwithstanding any change in title or duties, provided that no such employee shall be lowered in rank or compensation.

SECTION 23. This act shall take effect upon its acceptance by the city of Quincy.

House of Representatives, September 27, 1973.

Passed to be enacted, *Don J. Barth*, Speaker.

In Senate, September 27, 1973.

Passed to be enacted, *Joseph J. C. DeLoe*, Acting President.

October 10, 1973.
Approved,

Francis Sargan
Governor.